



**25 Willmers Close**

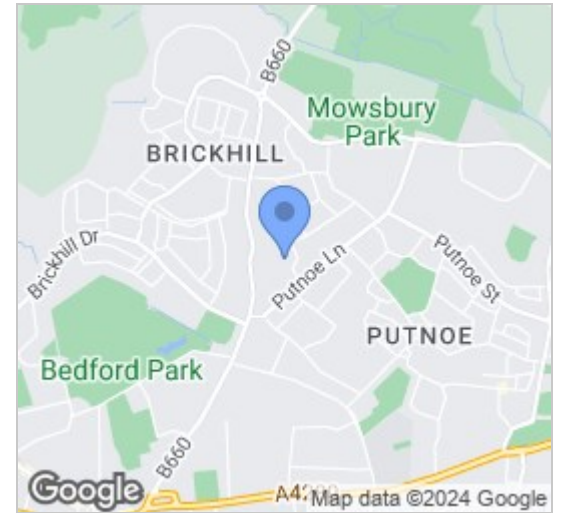
, Bedford, MK41 8DX

**£450,000**

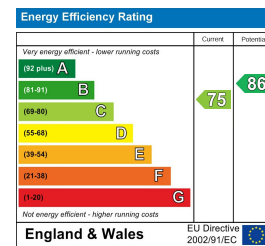
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



This established detached family home occupies a quiet cul-de-sac location within a popular part of Putnoe and is available with no upward chain. The well proportioned accommodation includes a spacious living room spanning the front of the property, a separate dining room with doors opening to the garden and a kitchen offering plenty of storage space. There are four bedrooms, two with fitted wardrobes, and a first floor family bathroom as well as a ground floor cloakroom. Heating is by gas to radiators from a recently replaced boiler and all of the windows are uPVC double glazed. The outside space is a particular feature with well-kept gardens to the front and rear as well as a driveway for several vehicles and a single garage. Whilst the property has been well maintained, some general improvement would now be beneficial. Willmers Close is situated just off Poplar Avenue in Putnoe and is conveniently located for a range of amenities as well as being within easy reach of popular schools for all ages. There are two small parades of shops close by which include a post office, library, bakery/cafe and convenience stores. Both Bedford Park and Mowsbury Park are in close proximity and offer sports facilities and woodland walks and Bedford town centre is close by and offers, amongst other things, fast links in London by rail. EER: C



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These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.